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Suite 210-760 Victoria Street
Prince George, BC
V2L 2K6

August 25, 2009

Government of British Columbia
FrontCounter BC
Ste 200, 1488 Fourth Avenue,
Prince George, BC V2L 4Y2

Re: Application for Crown land – Lots 1 to 48 on Piper Road, Prince George, BC.
Legal Description: Block 19, DL 629, Cariboo District, Plan 902

Management Plan

Project Overview.

- To rezone to M1 Light Industrial, build a warehouse and caretaker trailer, and fence the property.
- The access to the site would be from the existing Piper Road.
- Construction would not start until summer 2010.

Project Description

- There is a shortage of warehousing in the Blackburn/Pineview/PG Airport area.
- The location is very good for a warehouse service as it is close to Highway 16 East and the airport. There is a future plan to connect Highway 16 East to Highway 97 South via Boeing Road, but if it is ever completed the access improvement will not have any adverse impact.
- All the services including power, natural gas, telephone, water and sewer are available from the city infrastructure to meet our needs for the caretaker residence.
- Many decades ago this site was surveyed into tiny lots for housing development, but only a few houses were ever built. The site had been logged at one time but now has regrown and will need to be brushed/logged and grubbed out before construction can start.
- There will be no impact on the atmosphere from the warehouse business or the construction.
- The site is on a high point of land and has minimal water flow. The site is bordered on the low side (north) by Highway 16 East and the drainage pattern will be kept the same.
- The site is inside the city limits and will not impact fish or wildlife.
- The Prince George Official Community Plan for this site is Light Industrial. The warehouse business is classified as Light Industrial use, so the warehouse is compatible with the official community plan for the site.
- The Blackburn area had a city upgrade to the local water service with the addition of a 3 million liter storage reservoir in 1999 and the installation of a new 16" water main. Some of the older sections of the water system, such as in the area of interest, have extra capacity now that the Blackburn water system reservoir has been increased. The water and sewer, and fire protection service for one caretaker residence, and a metal structure warehouse will not adversely affect the existing utility service.
- Public health will not be affected, as the caretaker residence will be connected to the city water and sewer service.
- I have not contacted the First Nation(s) or the city regarding this proposal. The OCP and city documents and local infrastructure indicates the proposed use is anticipated and supported.

Wayne Clarke


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